

November 10, 2003 CPC



## SUBSTANTIAL ACCORD REVIEW

04PD0163

First Choice Public-Private Partners  
In Partnership With  
Chesterfield County Public Schools

Clover Hill Magisterial District  
Southwest Quadrant of Genito Road and Route 288

REQUEST: Substantial accord review for a proposed public facility (public high school).

### PROPOSED LAND USE:

A public high school which would accommodate 1,750 students is planned.

### RECOMMENDATION

Recommend approval for the following reasons:

- A. The Public Facilities Plan suggests the need for additional high schools between 2000 and 2015 will be determined. The Plan map identifies a potential high school site north of Genito Road, west of Route 288 and a second site between Routes 360 and 10, near Belmont Road. The request site is located approximately midway between these two (2) locations.
- B. The facility, at the requested location, meets locational criteria for high schools as suggested by the Plan.

### CONDITIONS

- 1. Except where the requirements of the underlying Agricultural (A) zoning are more restrictive, development of the Agricultural (A) property shall conform to the requirements of the Zoning Ordinance for Corporate Office (O-2) Districts in Emerging Growth Areas. (P)

*Providing a FIRST CHOICE Community Through Excellence in Public Service.*

(NOTE: Development of the I-1 property must conform to the requirements of the I-1 District plus the conditions of zoning Case 80S003).

2. Direct access from the property to Genito Road shall be limited to no more than two (2) entrances/exits. One (1) access (the "Site Road") shall align the crossover on Genito Road that serves Genito Place. The other access, if constructed, shall be located approximately midway between the Site Road and Route 288. This access shall be limited to right-turns-in and right-turns-out only. The exact location of both accesses shall be approved by the Transportation Department. (T)
3. Prior to the issuance of an occupancy permit, the following road improvements shall be constructed, as determined by the Transportation Department:
  - a. Construction of additional pavement along the eastbound lanes of Genito Road at each approved access to provide a right turn lane.
  - b. Construction of additional pavement along the westbound lanes of Genito Road at the Site Road to provide an adequate left turn lane. The exact length of this improvement shall be approved by the Transportation Department.
  - c. Construction of a concrete sidewalk along the south side of Genito Road from East Boundary Road to the Site Road.
  - d. Construction of two (2) lanes of the Site Road from Genito Road towards the southern property line. The exact length and alignment of this road shall be approved by the Transportation Department.
  - e. Construction of the Site Road at its intersection with Genito Road as a four (4) lane typical section (i.e., one (1) southbound lane and three (3) northbound lanes) unless otherwise approved by the Transportation Department. The exact length of this improvement shall be approved by the Transportation Department.
  - f. Construction of additional pavement along the Site Road at the northernmost access to provide a left turn lane, as determined by the Transportation Department.
  - g. Installation of flashing "School Zone" lights, if approved by VDOT, at all access locations. The exact locations shall be approved by the Transportation Department.
  - h. Dedication to Chesterfield County, free and unrestricted, of any additional right of way (or easements) required for the improvements identified above. (T)
4. A setback distance of 200 feet, measured from the right of way of Route 288, shall be provided for any sound sensitive use, as determined by the Transportation Department. (T)
5. Prior to the issuance of an occupancy permit, a sixty (60) foot wide right of way from the Site Road to the southern property line shall be dedicated, free and unrestricted,

to and for the benefit of Chesterfield County. The exact location of this right of way shall be approved by the Transportation Department. (T)

### GENERAL INFORMATION

Project Name:

Clover Hill High School – Genito Site

Location:

Southwest quadrant of Genito Road and Route 288. Tax IDs 732-687-3969 and 733-686-0961 (Sheet 10).

Existing Zoning:

Agricultural (A) and Light Industrial (I-1) with Conditional Use Planned Development

Size:

80.7 acres

Existing Land Use:

Vacant/wooded

Adjacent Zoning and Land Use:

North – C-3 with Conditional Use Planned Development and I-1 with Conditional Use Planned Development; Commercial, industrial or vacant

South – A; Vacant

East – A and I-1 with Conditional Use Planned Development; Industrial or vacant

West – A and I-1 with Conditional Use Planned Development; Industrial or vacant

### UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along the north side of Genito Road, adjacent to this site. Due to high line pressures, a pressure reducer may be necessary on-site. The public water system is available to serve this site. Use of public water is required by County Code.

### Public Wastewater System:

There is an existing ten (10) inch wastewater sub-trunk line extending from East Boundary Court, across the request site, to serve development north of Genito Road. Use of the public wastewater system is required by County Code.

## ENVIRONMENTAL

The property is wooded with three quarters (3/4) of the property draining east through Brandermill Trade Center and then via tributaries to Nuttree Creek. The eastern quarter of the property drains east under Route 288 and then via tributaries to Nuttree Creek.

There are currently no on- or off-site erosion problems with none anticipated after development. There are also no on-site drainage problems. Downstream to the west, however, current conditions create flooding of Old Hundred Road during a ten (10) year storm. The homes in the Brandermill Subdivision adjacent to the golf course and along the tributary were constructed in the late 1970s and early 1980s prior to implementation of the Floodplain Management Ordinance that requires building setbacks. The tentative plans for the development show much of the drainage being routed east under Route 288. The developer will also design the site so that the ten (10) year storm that currently floods Old Hundred Road will be lower after development.

Since the homes adjacent to the golf course in Brandermill were constructed prior to the Floodplain Management Ordinance, the location of the homes to the ultimate floodplain is not known. The developer is analyzing the 100-year floodplain in relation to the structures and will make necessary improvements so that the fully developed watershed, 100-year floodplain will not touch any existing structure.

## PUBLIC FACILITIES

### Fire Service:

The Waterford Fire/Rescue Station, Company Number 16, currently provides fire protection and emergency medical service. This request will have a minimal impact on fire and emergency medical service.

When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process. There are no foreseen problems.

### Transportation:

The property (80.7 acres) is currently zoned Agricultural (A) on 68.3 acres and Light Industrial (I-1) on 12.4 acres. The applicant is requesting a Substantial Accord Determination to permit a public high school. This request will not limit enrollment at the school; therefore, it is difficult to anticipate traffic generation. The applicant has indicated that the school will

be constructed to accommodate 1,750 students. Based on high school trip rates, development could generate approximately 3,140 average daily trips. These vehicles will be distributed along Genito Road, which had a 2002 traffic count of 13,376 vehicles per day.

The Virginia Department of Transportation (VDOT) recently completed a project that widened Genito Road to a four (4) lane divided roadway from South Ridge Drive to Fox Chase Lane. As part of that project, a crossover and a left turn lane were constructed to serve the property. The project also provided a sidewalk along Genito Road from Fox Chase Lane to East Boundary Road. No additional road improvement projects in this area of the County are included in the Secondary Road Six-Year Improvement Plan.

The Thoroughfare Plan identifies a proposed east/west major arterial from Old Hundred Road at the Brandermill Parkway intersection eastwardly across Route 288 to Warbro Road. The Plan also identifies a proposed interchange on Route 288 with the proposed east/west arterial. Providing this interchange may include extending the collector/distributor system along Route 288. This proposed interchange would improve access to the area, but would not reduce the road improvements necessary to accommodate future growth. A design for this proposed interchange has not been approved. One (1) possible schematic design for the proposed interchange has been developed. Based on that schematic design, additional right of way would be needed along Route 288 and in the southeast corner of the property. The applicant has submitted a preliminary layout of the high school and supporting facilities. The attached map shows the schematic design of the interchange on the applicant's preliminary layout of the high school.

Some preliminary discussions have occurred about the development of a major sports complex in this area. As part of those discussions, access to Route 288 is being considered. An idea for that access would be a new interchange on Route 288 at Genito Road. Based on the proximity of Powhite Parkway, constructing an interchange at this location may be difficult. A design for this proposed interchange has not been developed. Overlaying a typical single-point diamond interchange design on the applicant's preliminary layout of the high school indicates that additional right of way may be needed in the northeast corner of the property if that type of interchange is constructed. (See attached map)

Based on recommended Condition 1, and that part of the property is zoned I-1, development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). The Thoroughfare Plan identifies Genito Road as a major arterial. Access to major arterials, such as Genito Road, should be controlled. Direct access to Genito Road should be limited to no more than two (2) entrances/exits (Condition 2). As previously stated, the Genito Road widening project provided a crossover on Genito Road to serve the property. One (1) access to Genito Road (the "Site Road") will align this crossover. The second access, if constructed, will be located on Genito Road approximately midway between the Site Road and Route 288, and will be limited to right-turns-in and right-turns-out only.

The Site Road will be constructed as a public road from Genito Road, south towards the southern property line (Condition 3.d.). The property located to the south of the subject property is currently zoned Agricultural (A). As development occurs on that property, the Site Road could be extended from the high school to Old Hundred Road. This additional access would assist in distributing the traffic generated by the high school. A stub road right of way should be provided to the south to accommodate this potential future access. (Condition 5)

The traffic impact of this development must be addressed. The developer should: 1) construct additional pavement along Genito Road at each approved access to provide a right turn lane; 2) construct additional pavement along Genito Road at the Site Road to provide an adequate left turn lane; 3) construct a concrete sidewalk along the south side of Genito Road from East Boundary Road to the Site Road; 4) construct the Site Road at its intersection with Genito Road as a four (4) lane typical section (i.e., one (1) southbound lane and three (3) northbound lanes); 5) construct a left turn lane along the Site Road at the northernmost access to the high school; and 6) install flashing "School Zone" lights, if approved by VDOT, at all access locations. (Condition 3)

At the time of site plan review, specific recommendations will be made regarding access and internal circulation.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan in an area designated for Regional Mixed Use which suggests appropriate land uses include regional-scale office or commercial developments, especially large projects which may contain a mixture of corporate office, regional commercial, higher density residential and light industrial uses. Schools and colleges and other public uses are suggested to be appropriate in these areas.

The Public Facilities Plan, an element of the Comprehensive Plan, provides guidance regarding anticipated needs for public facilities such as schools to best serve the County's growing population. With the school system's goal in mind to provide the highest quality education for students throughout the County in the most cost effective manner, the Plan used actual enrollment and capacity numbers from 1990 and 1993 to project enrollment and facility capacities outward for five (5), ten (10), fifteen (15) and twenty (20) years in order to identify where expanded and new facilities may be needed to adequately serve the County. Review of the enrollment projections reveal the projections were on target and even exceed actual current school enrollments. Specifically, the Plan over-projected system enrollment in 2003 to be 56,274 students while actual enrollment is 53,762 students. For high schools, the Plan over-projected enrollment in 2003 to be 16,684 students while actual enrollment is 16,308 students.

In addition to enrollment statistics, the Plan projected facility capacity to assist in determining future facility needs. Review of actual facility capacities reveals that functional school capacities have decreased over the last ten (10) years largely because program changes have required more space per student.

Based on these capacity and enrollment projections, the Plan provides that the need for additional high school space between 2000 and 2015 is "to be determined." As guidance for this determination, the Plan suggests new facilities should be provided to adequately and equitably serve all areas of the County with school construction scheduled to relieve overcrowding and respond to new growth when it occurs. New facility space is necessary to relieve overcrowding in the area of this request and to provide additional capacity needed to accommodate area growth.

The request meets the locational criteria of the Plan. The Plan provides that high schools should be located with convenient, if not direct access to a major arterial, that principle access should not be provided through residential neighborhoods nor should they be located within residential neighborhoods, and where they are adjacent to neighborhoods, active recreation and large parking areas should be oriented away from neighborhoods. The request site has direct access to Genito Road, a major arterial, and is not located within or adjacent to a residential neighborhood. Further, the Plan provides general locations for a new high school north of Genito Road, west of Route 288 and a second site between Routes 360 and 10, near Belmont Road. The request site is located generally midway between these two (2) locations.

#### Area Development Trends:

Properties to the north and west are zoned Community Commercial (C-3) and Light Industrial (I-1) with Conditional Use Planned Development as part of the Brandermill Development and Agricultural (A). These properties are occupied by commercial and industrial uses or are vacant. Properties to the south zoned Agricultural (A) and are vacant. Properties to the east are zoned Agricultural (A) and Light Industrial (I-1) and are occupied by industrial use or are vacant. It is anticipated that a mixture of regional commercial, light industrial and office use, with higher density residential use permitted as part of a larger project, will continue in the area, as suggested by the Plan.

#### Zoning History:

The southern portion of the request property, approximately 12 acres, is zoned Light Industrial (I-1) with Conditional Use Planned Development. The Board of Supervisors approved this zoning (Case 80S003), upon an unfavorable recommendation by the Planning Commission, on August 27, 1980. The request property is part of a Tract 7 (an M-1 tract) of the original case which permits flexibility in development of a variety of uses from residential to industrial. A condition of this case requires a 100 foot buffer around the boundaries of the M-1 tracts. The applicants have indicated they will request through site

plan review that the Commission reduce and/or eliminate this buffer requirement as provided for in Case 80S003.

#### Site Design:

Development of the I-1 Tract must conform to the requirements of the I-1 District plus conditions of zoning Case 80S003.

Currently, the request property lies within an Emerging Growth Area. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. While a portion of the property is not bound by the Emerging Growth District Standards, due to the agricultural zoning, a condition should be imposed requiring development of the Agricultural (A) tract site to conform to these requirements of the Zoning Ordinance, which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas. (Condition 1)

#### Architectural Treatment:

The architectural treatment in the I-1 Tract will be regulated by requirements of the I-1 District plus condition of Case 80S003.

With the imposition of Condition 1 as discussed above, development of the Agricultural (A) tract would be subject to Emerging Growth District Standards. Within Emerging Growth Areas, no building exterior, which would be visible to any agricultural or residential district or any public right of way may consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. There is, however, nothing to preclude the use of different materials on different building exteriors, but rather, the use of inferior materials on sides which face adjoining property. No portion of a building constructed of unadorned concrete block or corrugated and/or sheet metal may be visible from any adjoining agricultural or residential district or any public right of way. No building exterior may be constructed of unpainted concrete block or corrugated and/or sheet metal.

#### Setbacks:

Setbacks on the Light Industrial (I-1) tract will be regulated by requirements of the I-1 District plus conditions of zoning Case 80S003.

As previously noted, Condition 1 requires development of the Agricultural (A) tract to comply with Ordinance standards for Corporate Office (O-2) uses in Emerging Growth District Areas. The Ordinance will address landscaping, setbacks, buffers and screening. These requirements include setbacks and buffers for any active recreational areas such as outdoor play fields, courts, swimming pools and similar active recreational areas. Since properties to the south and west are designated for a mixture of regional commercial,



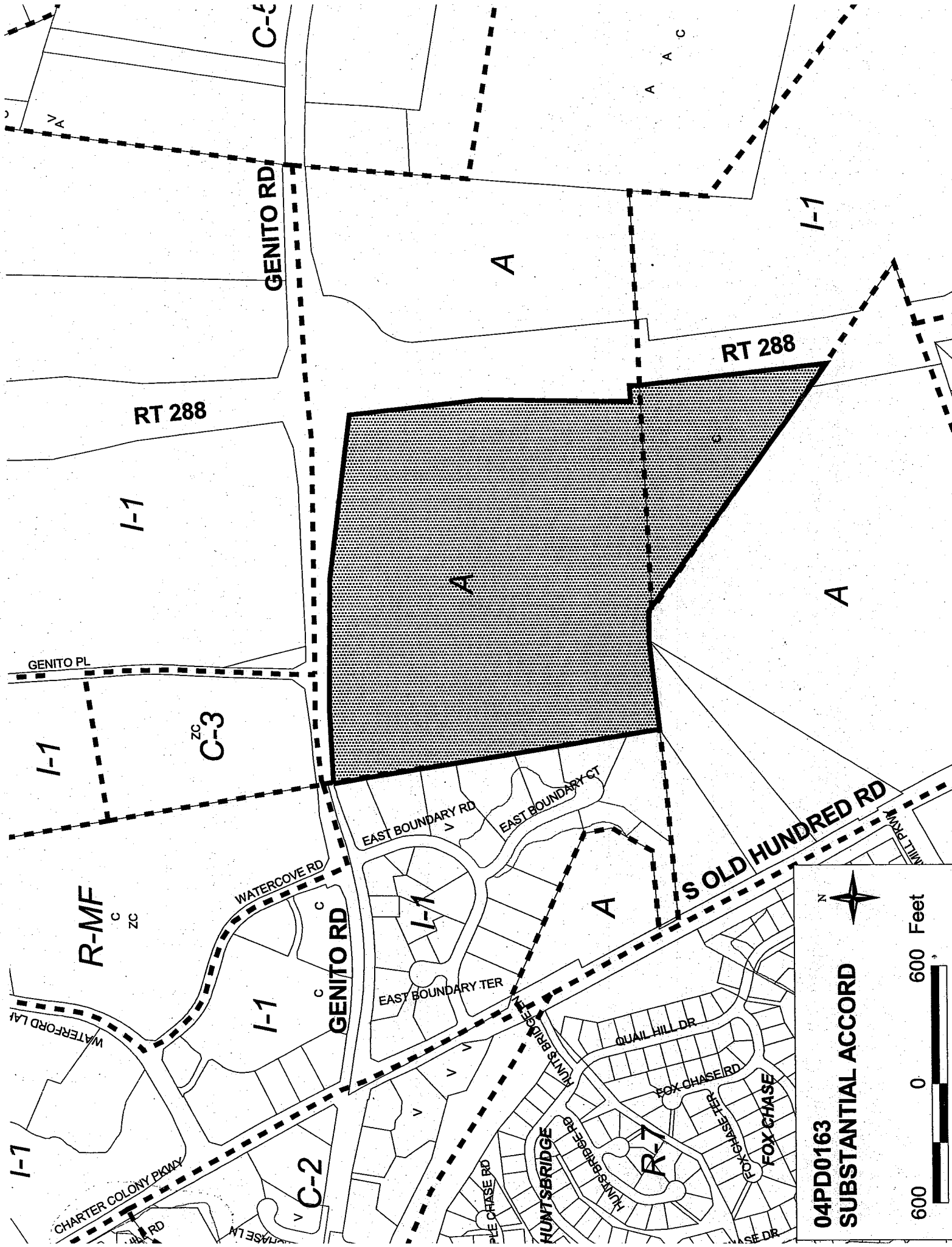
industrial and office use with high density residential use permitted as part of a larger overall development, additional setbacks for active recreational areas are not warranted.

### CONCLUSIONS

The proposed public high school satisfies the criteria of location, character and extent as specified in the Code of Virginia. Specifically, the request is in compliance with the Public Facilities Plan which identifies the need for an additional high school to be determined between 2000 and 2015 north of Genito Road. The Plan provides new facilities construction should be scheduled to relieve overcrowding and respond to new growth when it occurs. Such overcrowding, largely due to reduced functional school capacities, and new growth exist in the area of this request which needs to be addressed. The request site is in the general location of the potential site identified on the Plan.

Further, the facility, at the requested location, meets locational criteria for high schools as suggested by the Plan.

Given these considerations, approval of this request is recommended.



04PD0163  
SUBSTANTIAL ACCORD



Genito Road

High School Site

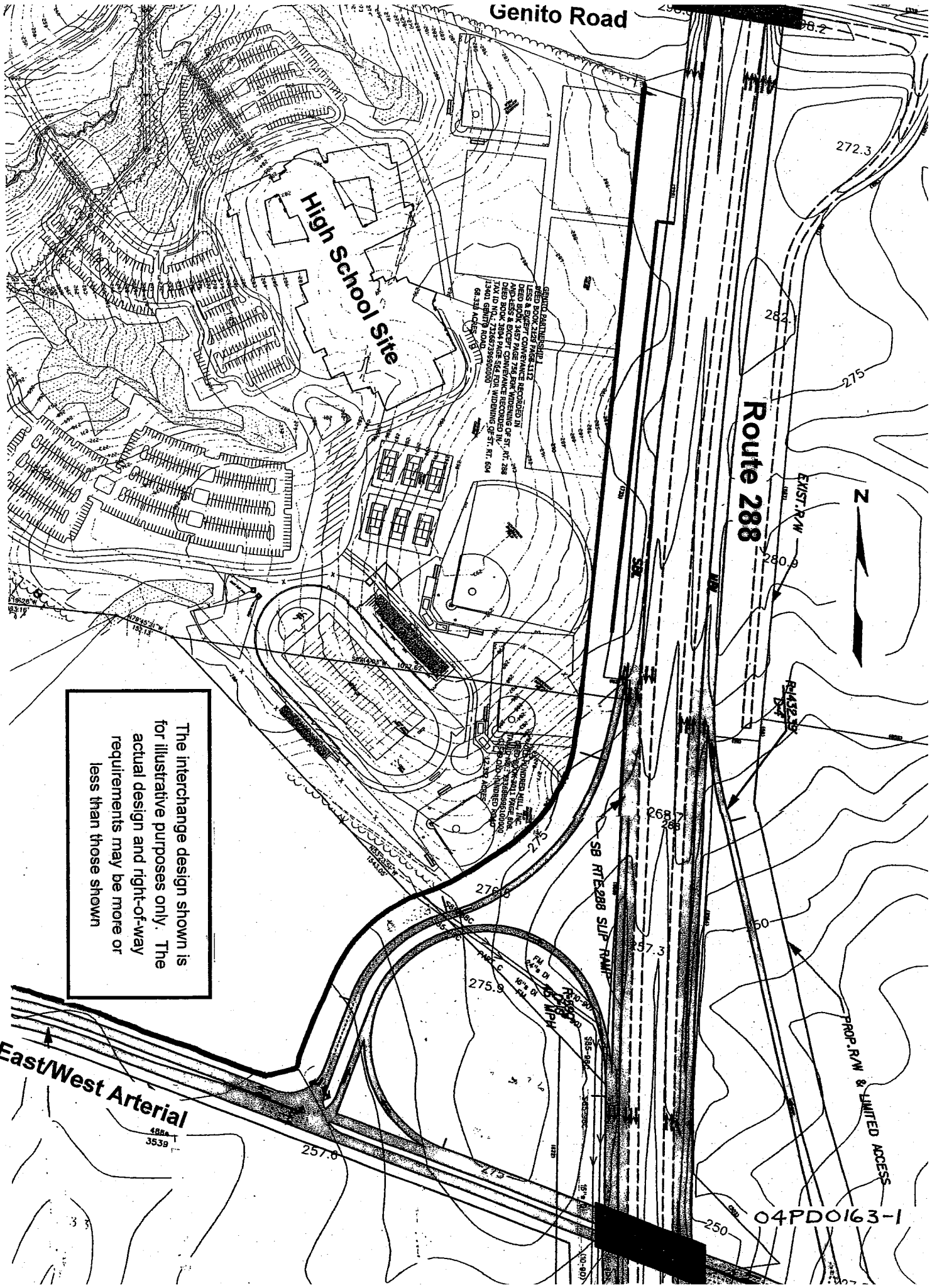
Route 288



The interchange design shown is for illustrative purposes only. The actual design and right-of-way requirements may be more or less than those shown

East/West Arterial

04PDO163-1



The interchange design shown is for illustrative purposes only. The actual design and right-of-way requirements may be more or less than those shown

Genito Road

[illegible]

**Route 288**

04PDO163-2

TRUSTEES OF  
COURT

TRUSTEES OF COURT  
DEB 800-400-2789 POC 469  
TAX-ID: 7318657800000